116.0	0005	0011.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,005,700 /	1,005,700
					USE VALUE:	1,005,700 /	1,005,700
					ASSESSED:	1,005,700 /	1,005,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NAMCHUK MARK
Owner 2:	NAMCHUK GAYLE
Owner 3:	
Street 1:	64 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TUCCINARDI MENA -
Owner 2:	-
Street 1:	64 WRIGHT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,026 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Vinyl Exterior and 2529 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9026.000	522,200		483,500	1,005,700
Total Card	0.207	522,200		483,500	1,005,700
Total Parcel	0.207	522,200		483,500	1,005,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.67 | /Parcel: 397.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	74724
GIS Ref	
GIS Ref	
Insp Date	09/26/18

!9035!

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0005-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	522,200	0	9,026.	483,500	1,005,700	1,005,700	Year End Roll	12/18/2019
2019	101	FV	396,800	0	9,026.	476,600	873,400	873,400	Year End Roll	1/3/2019
2018	101	FV	410,000	0	9,026.	366,100	776,100	776,100	Year End Roll	12/20/2017
2017	101	FV	410,000	0	9,026.	345,400	755,400	755,400	Year End Roll	1/3/2017
2016	101	FV	410,000	0	9,026.	317,800	727,800	727,800	Year End	1/4/2016
2015	101	FV	394,000	0	9,026.	297,000	691,000	691,000	Year End Roll	12/11/2014
2014	101	FV	394,000	0	9,026.	273,500	667,500	667,500	Year End Roll	12/16/2013
2013	101	FV	388,200	0	9,026.	273,500	661,700	661,700		12/13/2012

PRINT

Date	Time
12/10/20	23:33:23

LAST REV

Date	Time
12/23/19	11:37:01
danam	
9035	

USER DEFINED

Prior Id # 1:	74724
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TUCCINARDI MENA	50816-436		3/3/2008		655,000	No	No		
BROUSSARD CHARL	44333-23		12/20/2004	Change>Sale	378,000	No	No		
	12741-175		12/20/1974		40,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2019	1087	Add Att	12,000	C				create finish spac
7/12/2018	948	Foundati	149,466	C				
10/2/2012	1258	Manual	56,500	C				
6/8/2010	606	Window/S	2,989					
9/1/2009	802	Shed	4,300					
1/31/2005	64	Addition	50,000	C		G6	GR FY06	2nd sty & deck
12/30/2004	1210	Demoliti	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	Meas/Inspect	CC	Chris C
4/18/2013	Info Fm Prmt	EMK	Ellen K
12/1/2008	Meas/Inspect	336	PATRIOT
6/13/2005	Permit Visit	BR	B Rossignol
4/15/2005	MLS	MM	Mary M
3/13/2000	Inspected	264	PATRIOT
2/10/2000	Measured	263	PATRIOT
9/3/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9026		Sq. Ft.	Site		0	70.	0.77	6									483,544						483,500	

Total AC/HA: 0.20721 | Total SF/SM: 9026 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 483,544 | Spl Credit | Total: 483,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11542547
Const Adj.:	0.98990101
Adj $ / SQ:	138.020
Other Features:	122287
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	547347
Depreciation:	25178
Depreciated Total:	522169

COMMENTS

PDAS... OF=4 FIXTURES IN 1 BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

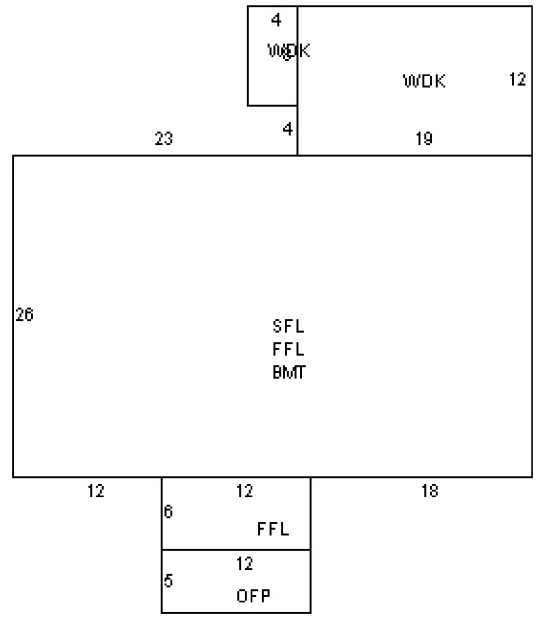
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	151.82
Special Features:	0	Val/Su Net:	142.37
Final Total:	522200	Val/Su SzAd	231.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,164	138.020	160,655
BMT	Basement	1,092	53.830	58,780
SFL	Second Floor	1,092	138.020	150,718
WDK	Deck	260	9.750	2,534
OFP	Open Porch	60	43.560	2,613

Net Sketched Area:	3,668			Total:	375,300
Size Ad	2256	Gross Are	3668	FinArea	2529

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0005-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	